



## *Community Development Department*

**RENAISSANCE ZONE AUTHORITY  
MEETING AGENDA  
October 18, 2016**

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City-County Office Building

4:00 p.m.

David J. Blackstead Meeting Room

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**1. Call to Order**

**2. September 20, 2016 Minutes**

**3. Renaissance Zone Review**

- a. Request of Steven and Carol Hall for designation of the purchase of a primary residential condominium in a previously approved Renaissance Zone project at 100 West Broadway Avenue as a Renaissance Zone Project. The property is owned by Steven and Carol Hall/Pine Properties and is legally described as Lots 1-24, Block 58, Original Plat.

**4. Downtown Design Review**

- a. Review of American Bank Center accessory parking lot at 411 North 4<sup>th</sup> Street.
- b. Preliminary review of First Western Bank and Trust site layout on the property of 304 East Front Avenue.
- c. Discussion about clarifying which activities require Downtown Design Review.

**5. Renaissance Zone Program**

- a. Review of executive summary of Renaissance Zone Needs Assessment and Self-Evaluation (draft to be provided at meeting).

**6. CORE Incentive Grant Program**

- a. Review of amendments to guidelines regarding recurring or combined use of incentive programs.

**7. Downtown Update Provided by the Downtowners Association**

**8. Other Business**



- a. Discussion about regular schedule of Renaissance Zone Authority meetings.

**9. Adjourn – Next regular meeting schedule will be determined at the meeting.**

**Attached:**

*Renaissance Zone Project Status Spreadsheet*

*CORE Incentive Grant Program Project Status Spreadsheet*

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
September 20, 2016**

The Bismarck Renaissance Zone Authority met on September 20, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Josh Askvig, Jim Christianson, Joe Fink, Chuck Huber, Todd Van Orman and Chairman Walth.

Authority member George Keiser was absent.

Technical Advisors Bruce Whittey and Steph Smith were present.

Staff members present were Kim Lee (Planning Manager), Will Hutchings (Planner), Hilary Balzum (Administrative Assistant), Jason Tomanek (Assistant City Administrator), Daniel Nairn (Planner), Carl Hokenstad (Director of Community Development), Charlie Whitman (City Attorney) and Brenda Johnson (Senior Real Property Appraiser)

Guests present were Kate Herzog, Madison Cermak, Rolf Eggers, David Diebel, Cole Johnson and Carson Nordgaard.

**INTRODUCTION OF NEW RENAISSANCE ZONE AUTHORITY MEMBER**

Chairman Walth introduced Joe Fink as the new member of the Renaissance Zone Authority, appointed to fulfill a term to run through December of this year. Mr. Fink said he works for North Dakota Housing Finance Agency and is looking forward to contributing to this Authority and working with the members.

**CALL TO ORDER**

Chairman Walth called the meeting to order at 4:00 p.m.

**MINUTES**

The minutes of the August 16, 2016 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Fink to approve the minutes of the August 16, 2016 meeting as distributed. The motion passed unanimously with members Askvig, Christianson, Fink, Van Orman and Walth voting in favor.

## **CORE INCENTIVE GRANT PROGRAMS**

### **214 EAST MAIN AVENUE – VOLD TIRE COMPANY, LLC**

Mr. Nairn said the applicant, Vold Tire Company, LLC, was awarded a technical assistance grant to help design façade improvements to 214-216 East Main Avenue on January 26, 2016. He said the final design for this work has been completed, and the applicant now requests a Façade Incentive Grant to cover 50% of the costs of the improvements. He added that the Renaissance Zone Authority awarded \$3,575 for a partial façade renovation to this property in 2009 and the CORE program guidelines allow a maximum of \$30,000 in reimbursement for façade improvement. He said after deducting the amount already disbursed, a total of \$26,425 is available for the match. Mr. Nairn then said two bids have been received for construction of the proposed design and the façade program guidelines require three bids. He said the applicant claims to have contacted many contractors with only two interested in providing an estimate and both estimates are close to each other. He then said this applicant is also requesting approval of Downtown Design Review for the project.

Mr. Askvig asked if there has ever been a case where an applicant has been awarded additional grant money in the past or if there has ever been a second applicant request funds and been denied.

Mr. Tomanek said he cannot recall a time when a second applicant has applied for the remaining balance of an incentive grant, so technically nobody has ever been denied a request like this.

Mr. Nairn said that on the CORE application it states that there is a two year window for new applications for a property and this request was originally approved in 2009, so there would not be a precedent set as far as that limitation goes.

Mr. Whittey said he wanted to clarify for the owner that one of the bids included work to be done on the east side of the property, but these funds can only be used on the Main Avenue side, since that is the façade side, and added that signage cannot be paid for with this matching grant either.

Mr. Askvig said a façade improvement grant proposal makes sense here, but he could see an additional grant being awarded raising some red flags.

Chairman Walth asked if this can be allowed, because the proposal does have merit and he is not hearing or seeing anything that says it cannot be allowed.

Mr. Whitman said he would take concern to the request if staff has issues with it, which they do not seem to have.

Ms. Smith asked if there are samples of the fiber cement panels available. Cole Johnson, EAPC, distributed some samples and said everything will be painted to match accordingly.

Chairman Walth asked if the masonry will match according to the Downtown Design Review guidelines. Mr. Johnson said those will match as well.

Mr. Fink asked if there are issues on the structure with peeling paint. Mr. Johnson said a brick parapet has been designed to help with that problem and that the paint has just weathered in some places. He said lead based paint testing was negative there but that there is some lead in the existing buffalo board.

Mr. Nairn added that the property did previously receive a signage grant of \$532 back when those were still being awarded, and that amount could be deducted from this request as well.

Mr. Huber joined the meeting at this time.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Van Orman to recommend approval of the request for a grant from the Façade Incentive Grant Program for improvements to 214-216 East Main Avenue, waiving the requirement to obtain three bids, as recommended by staff, and subject to the elimination of any funds for work done on the east side of the structure, and a deduction from the maximum allowable grant for both the previous façade and the previous signage grant, which results in a maximum allowable reimbursement of \$25,892. The motion passed unanimously with members Askvig, Christianson, Fink, Huber, Van Orman and Walth voting in favor.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Van Orman to recommend approval of the requested design under Downtown Design Review authority for the property located at 214-216 East Main Avenue, as recommended by staff. The motion passed unanimously with members Askvig, Christianson, Fink, Huber, Van Orman and Walth voting in favor.

### **212 EAST MAIN AVENUE – RIVER ROAD PARTNERS, LLC**

Mr. Nairn stated that the applicant is seeking funds from the Technical Assistance Bank and, if approved, the grant would provide a 75% match for architectural services up to a maximum of \$2,475 or 30 hours of work. He said the work must be performed after approval to be eligible for reimbursement.

Chairman Walth opened the public hearing.

Mr. Huber said he is happy to see this block being vastly improved.

Chairman Walth said he would like to see some CORE program guidelines drafted to be followed in the event a request comes in similar to the one for 214-216 East Main Avenue. He asked staff to present a recommendation at the following Renaissance Zone Authority meeting.

There being no further comments, Chairman Walth closed the public hearing.

**MOTION:** A motion was made by Mr. Huber and seconded by Mr. Askvig to approve the request for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect in the CORE Technical Assistance Bank, to assist with exterior façade improvements, design, drafting and other architectural services with a maximum grant amount of \$2,475 based on an hourly rate of \$110 for a maximum of 30 hours at 212 East Main Avenue, as recommended by staff. The motion passed unanimously with members Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor.

## **DOWNTOWN DESIGN REVIEW**

### **400 EAST FRONT AVENUE – BISMARCK PARKS AND RECREATION DISTRICT**

Mr. Nairn stated that the applicant is requesting approval of the design for a sign for the Bismarck Parks and Recreation District office building, replacing an existing sign of the same nature and said this request is for approval of the design only and not a request for funding.

**MOTION:** A motion was made by Mr. Askvig and seconded by Mr. Huber to approve the proposed design for the replacement of the existing sign of the same nature at 400 East Front Avenue, as recommended by staff. The motion passed unanimously with members Askvig, Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor.

### **109 NORTH 4<sup>th</sup> STREET – THE CAPITAL GALLERY**

Mr. Nairn stated that the applicant is requesting approval of the design for a sign for The Capital Gallery in the form of an awning and four banners. He said the dimensions of the awning would be 47 feet 9 ¾ inches in length and 48” in height and that the banners would be evenly spaced above the awning. He said they would each be 42 inches in height and project 36 inches from the wall and would be reinforced with a steel frame.

Mr. Whittey asked what type of material the awning would be because he does not feel metal or fiberglass would be appropriate here. Mr. Christianson said the Lewis and Clark Foundation has already specified that it will be a fabric material.

Mr. Askvig said the sign ordinance says one projecting sign is allowed per occupant and this design shows there would be five if you include the awning. Ms. Lee said the ordinance does state one projecting sign which would allow then one banner and the awning only.

**MOTION:** A motion was made by Mr. Askvig and seconded by Mr. Van Orman to approve the request for a sign for The Capital Gallery, with the approval limiting the occupant to place one awning and one banner on the structure located at 109 North 4<sup>th</sup> Street, and limiting the material of the banner to fabric. The motion passed with members Askvig, Fink, Huber, Van Orman, and Chairman Walth voting in favor. Member Christianson neither supported nor opposed the motion.

## **RENAISSANCE ZONE PROGRAM**

### **RENAISSANCE ZONE PROGRAM SELF-EVALUATION**

Mr. Nairn said, in response to requests from the Renaissance Zone Authority during their July meeting, staff drafted a supplemental document to assess how well Renaissance Zone goals have been achieved to date. He said this report uses the standardly provided information on projects, assessment values and census data as well as housing goals. He said maps are also included showing the zone expansion and a summary of year to year growth, as well as spatial distribution and overall growth. He said a chart showing the net building taxes exempted on projects was added showing that by 2019 there will be an overall net gain. He said this information can be revised if desired by the Authority.

Mr. Askvig asked why the corner of North 3<sup>rd</sup> Street and Main Avenue shows a loss of 109 units. Mr. Nairn said the former Prince Hotel was vacant at the time the census was taken but that occupancy has since been reestablished.

Mr. Askvig asked if the running total shows that we are back in the positive for taxes gained or lost. Mr. Nairn said the chart showing the amount exempted would be the one to reference that information. He said it shows how those taxes have been regained and should continue to increase as the 5-year exemption periods for projects come to an end.

Chairman Walth said an executive summary similar to this could be considered for the future. Mr. Nairn said that has been considered in the past with some ideas explored, but nothing has been finalized.

Mr. Christianson said the summary of realization shows a bulk of the projects were completed in 2015 and asked if that is due to the number of applications at 100 West Broadway Avenue. Mr. Nairn said that is correct.

### **RESOPNSE FROM DCS REGARDING RENAISSANCE ZONE TIMELINE**

Chairman Walth asked for further information on the letter received recently from the Division of Community Services (DCS).

Mr. Nairn said a letter was just received from DCS advising the Renaissance Zone Authority that a project must be given tentative approval by DCS by August 1, 2017 in order to be considered approved by the time the Renaissance Zone would potentially be terminated. He said this could potentially change depending on decisions made by the Legislature and added that those tentative approvals are typically received from DCS with one to two weeks after approval of a project by the City Commission, and sometimes it has been even a shorter period of time.

Chairman Walth turned the meeting over to Vice Chairman Huber at this time.

#### **DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION**

Ms. Hertzog said members of the Downtowners Association were surveyed regarding the recent road diet and design on Main Avenue. She said an overwhelming response was received with the general opinion being very positive. She said some improvements suggested included better traffic light timing, protected left turns and changing Broadway to two-way traffic.

Mr. Askvig said having the railroad so close-by complicated the traffic signal issues. Ms. Herzog said that is very true but that overall, people seem satisfied with the change.

Mr. Whittey asked if there is any Downtowners Street Fair attendance information available yet. Ms. Herzog said she has not seen any attendance numbers yet but that Saturday was very busy and their vendor count was around 180.

#### **OTHER BUSINESS –**

Mr. Nairn said he would like the Authority to explore the possibility of moving their regular meeting date up in order to accommodate a new City Commission agenda submittal deadline. He said the new deadline of Tuesday at 12:00 Noon the week prior is difficult to meet with the Renaissance Zone Authority not meeting until 4:00 PM that same day. He said this is resulting in a very quick turnaround time and they do want to avoid having to postpone action on projects because of this. He said Monday the day prior was discussed in the past but it did conflict with the schedules of a couple of members, Vice Chairman Huber, and suggested it be considered and discussed further in October.

Mr. Christianson asked for a few meeting dates to be put together and either emailed to the members or polled. He then asked if there is any new information on the completion of the quiet rail project.

Mr. Askvig said he has not heard anything new recently.



Mr. Wittey asked if anybody has visited with J & R Vacuum regarding the awning on their building not being placed as they stated it would. He said a letter should be sent asking them to state when it will be completed.

Mr. Nairn then distributed copies of the print of the “Murderer’s Gulch” wet plate, provided by the artist, Shane Balkowitsch. He said a print has been provided for each of the members and this is the one that has been placed in the alley way.

## **ADJOURNMENT**

There being no further business, Vice Chairman Huber adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:05 p.m.

Respectfully Submitted,

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Hilary Balzum  
Recording Secretary

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Curt Walth  
Chairman



## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division


Agenda Item # 3a

October 18, 2016

### Application for: Renaissance Zone Designation

TRAKiT Project ID: RZ2016-002

#### Project Summary

<i>Title:</i>	Hall Residence – Unit 310	
<i>Project Type:</i>	Purchase of Primary Residence	
<i>Status:</i>	Renaissance Zone Authority	
<i>Applicant(s)</i>	Steven and Carol Hall	
<i>Owner(s):</i>	Steven and Carol Hall/Pine Properties, LLC	
<i>Project Description:</i>	The applicant has purchased a 2,687 SF condominium in the Broadway Centre building and will use the condominium as a full-time residence	
<i>Street Address:</i>		100 West Broadway Ave Unit 310
<i>Legal Description:</i>		Lots 1-24, Block 58, Original Plat
<i>RZ Block #</i>		2B

#### Project Information

<i>Parcel Size (square feet):</i>	90,000	<i>Building Floor Area (square feet):</i>	2,687	<i>Estimated Property Tax Benefit:</i>	\$25,000 over 5 years (100%)
<i>Lease Area (square feet):</i>	N/A	<i>Certificate of Good Standing:</i>	In Process	<i>Estimated Income Tax Benefit:</i>	\$5,000 over 5 years.

#### Staff Analysis

The applicant has purchased a condo within a previously approved and completed Renaissance Zone project (Project 80-B) and has confirmed that the condo will be the owners primary residence.

In addition to the traditional property tax exemption, an individual taxpayer who purchases or rehabilitates a single-family residential property for the individual's primary place of residence as a Renaissance Zone project is exempt from up to \$10,000 of personal income tax liability for five taxable years beginning with the date of occupancy or completion of rehabilitation.

#### Required Findings of Fact

1. The proposed project is consistent with the the goals and objectives of the City's Renaissance Zone Development Plan.
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

#### Staff Recommendation

Based on the above findings, staff recommends approval of the designation of the purchase of a primary residential condominium in the building at 100 West Broadway Avenue, a 100% property tax exemption on the value of the condominium and an

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exemption up to \$10,000 from personal state income tax for five years beginning with the date of occupancy.

**Attachments**

1. Renaissance Zone Criteria Scoring Sheet
  2. Location Map
  3. Condo Floor Plan
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*Staff report prepared by:* Daniel Nairn, AICP Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

## Renaissance Zone Criteria Project Scoring Sheet

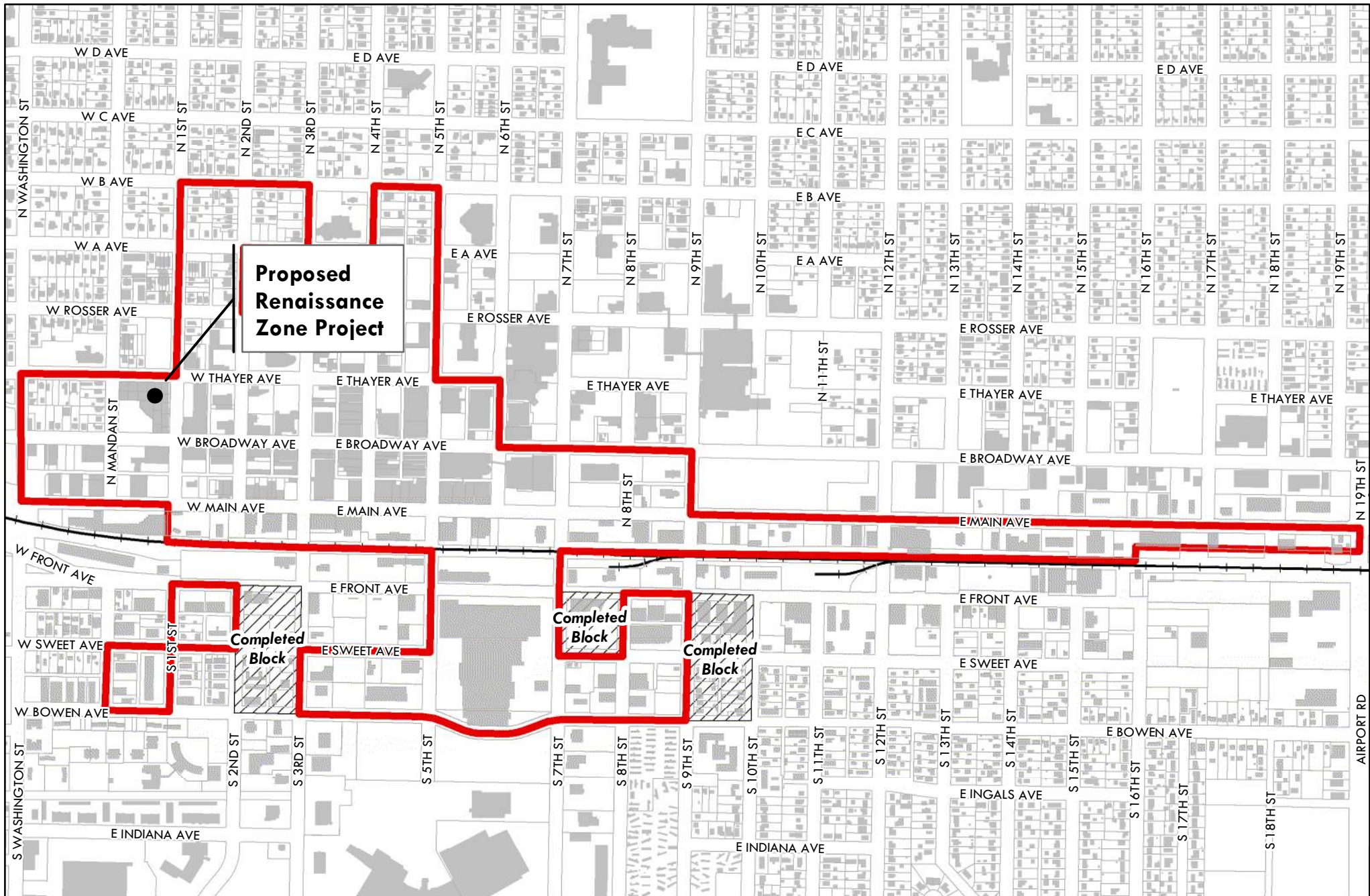
<b>Title:</b>	Hall Residence – Unit 310	<b>Current Valuation:</b>	\$264,100
<b>Project Type:</b>	Primary Residential	<b>Proposed Capital Investment:</b>	N/A

Minimum Criteria for Proposals Involving a Purchase:		Possible Points	Staff Rating
1	Project consistent with the Renaissance Zone Development Plan, specifically:  <b>A1:</b> Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions.  <b>A3:</b> Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year.  <b>G1:</b> Promote the Renaissance Zone as a location for new housing opportunities within the community.  <b>G3:</b> Continue to support the creation of market-rate rental housing and owner-occupied housing choices to create balance in the downtown housing market.	20	20
2	Significant level of investment based on guidelines for residential projects	20	20
<b>Subtotal</b>		<b>40</b>	<b>40</b>

Project Review Guidelines - Required:			
1	High Priority Land Use <ul style="list-style-type: none"> <li>Primary sector business</li> <li>Active commercial, specialty retail and/or destination commercial</li> <li>Mixed use development</li> <li>Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>Consideration for level of capital investment (either by owner or lessee)</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>Parcels that have been vacant or underutilized for an extended period</li> <li>Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>Relocation from within the downtown area (may not be eligible)</li> <li>Relocation from a community outside Bismarck area (may not be eligible)</li> <li>Maintaining existing business in the downtown area or expanding business</li> </ul>	15	0
<b>Subtotal</b>		<b>60</b>	<b>45</b>
<b>TOTAL</b>		<b>100</b>	<b>85</b>

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> <li>Incorporation of civic or public spaces</li> <li>Demonstrated commitment to strengthen pedestrian connections</li> <li>Attention to streetscape amenities and landscaping</li> <li>Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>Within the downtown historic district</li> <li>Contributing or non-contributing</li> <li>Historic preservation component</li> </ul>	10	0
<b>Subtotal</b>		<b>20</b>	<b>0</b>
<b>TOTAL</b>		<b>120</b>	<b>85</b>

# 100 West Broadway Avenue, Suite 310 - Primary Residential









## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 4a

October 18, 2016

### Application for: Downtown Design Review

TRAKiT Project ID: DDR2016-001

#### Project Summary

Title:	American Bank Center Accessory Parking Lot
Status:	Renaissance Zone Authority
Owner(s):	American Bank Center
Project Contact:	Chad Skretteberg, American Bank Center
Location:	411 N 4 <sup>th</sup> Street. Lots 4, 5, 13, and 14, Block 122, Original Plat.
Request:	Create an accessory parking lot



#### Staff Analysis

The applicant was granted special use permits by the Planning and Zoning Commission on June 22, 2016 to demolish the existing structure at 411 North 4<sup>th</sup> Street and create an accessory parking lot on the property. The approved demolition has not yet occurred. The parcel was purchased in 2011 by the applicant with the intent of creating an accessory parking lot to accommodate additional customers and employees for the American Bank Center buildings in the vicinity.

The site is within the DC – Downtown Core zoning district, and therefore subject to downtown design review. In addition to the general design review criteria, the following standards in the ordinance apply specifically to accessory parking:

- For surface parking lots, landscaping must be provided in accordance with the provisions of Section 14-03-11 of this ordinance.
- For surface parking lots adjacent to a residential use, a buffer yard must also be provided Title 14 & 14.1 258 in accordance with the provisions of Section 14-03-11 of this ordinance.

- For parking structures in the downtown area, the design standards for buildings shall apply.

The northern portion of the site is a pre-existing parking lot, one that served the building that is slated for demolition. The southern portion of the site is the location of a proposed new lot, where the building is currently located. The applicant has requested a waiver from the landscaping requirements on the northern portion, on the grounds that the parking lot already exists.

Staff recognizes that the accessory parking lot has been approved by the City Planning and Zoning Commission, but the design, as currently submitted, does not comply with the ordinance or downtown design guidelines and there are no clear grounds for a landscape waiver on this site.

The creation of a second access to the parking lot from 4<sup>th</sup> Street only 60 feet away from the first access adds an undue burden on the public. The City Traffic Engineer has not approved this access. It would result in the loss of 3-4 on-street parking spaces and disrupt use of the sidewalk with an additional curb cut. Creating an

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additional access to the alley on the east side is less of a concern.

The landscaping is insufficient as shown for a location along a prominent downtown street. There is no landscaping proposed along the north half of the lot, and the south half would be screened by two trees (Honeylocust).

From the 2015 Downtown Design Guidelines:

*“6. Maintain a consistent street edge. A strong street edge defines an urban space. Align new buildings with the existing buildings to create an edge. When that is not possible, use landscape elements to define the edge.”*

Also,

*“6. Design parking spaces that fit into the surrounding context. Reduce the visual impact of parking lots or parking ramps. Use vegetation or other elements to screen and enliven the space. Design parking ramps to visually fit into its context. Add architectural elements to make it human-scaled and promote first floor retail and commercial uses.”*

The proposed screening does not appear to create a consistent street edge, nor does it enliven the space. The addition of a masonry wall or planters of about 18” in height with hedges or shrubs would more clearly define the space.

#### **Required Findings of Fact**

1. The proposed design does not conform to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design does not generally conform to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

#### **Staff Recommendation**

Staff recommends continuing the review of the design for the American Bank Center Accessory Parking Lot until the following revisions to the site plan are made:

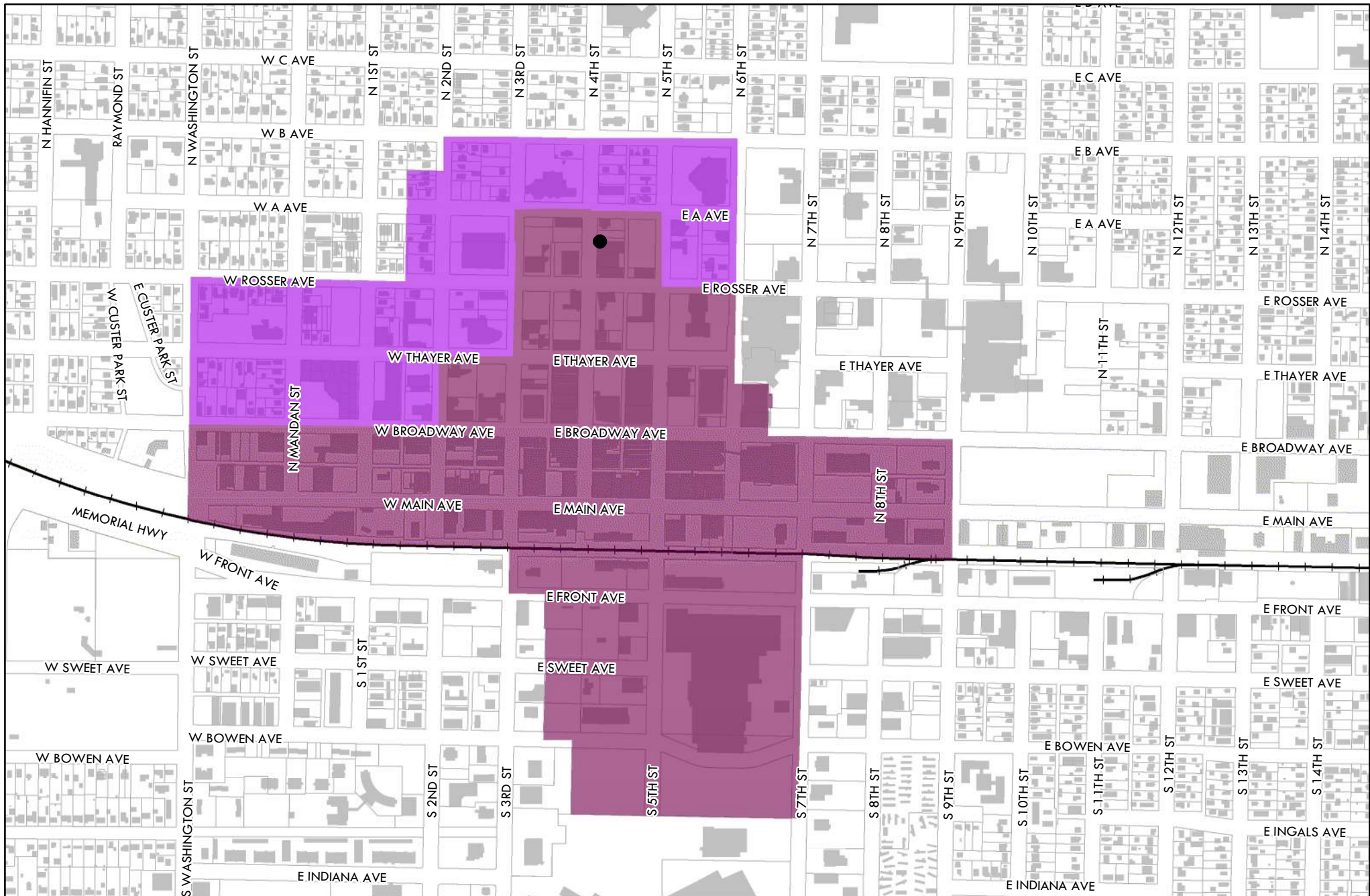
1. The accessory parking lot is accessed by only one point along North 4<sup>th</sup> Street.
2. The entire length of the accessory parking lot not used to access the lot is lined by landscaping features that form a distinct street edge and add visual interest for pedestrians.

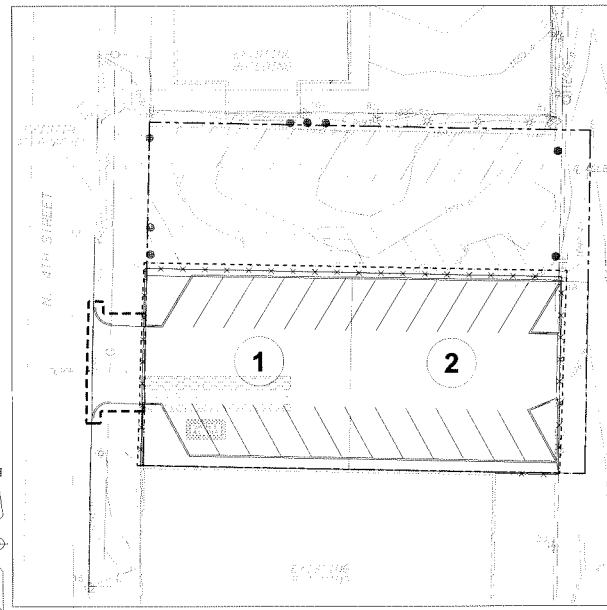
#### **Attachments**

1. Location Map
2. Site Plan



# 411 North 4th Street - Downtown Design Review





SECTION 33, TOWNSHIP 139N, RANGE 8  
EXISTING ZONING= DC (DOWNTOWN COR

ABBREVIATIONS	
BUILD	Building
BMP	Best Management Practice
CONC	Concrete
ELEV	Elevation
EX	Existing
MAX	Maximum
MIN	Minimum
NPDES	National Pollutant Discharge Elimination System
W.O.	Washout

2

C1.0

PROPOSED CONDITIONS  
 $1' = 20'$

<u>PROPOSED DRAINAGE AREAS</u>				
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	IMPERVIOUS AREA (PERCENT)
1	0.09	0.01	0.10	
2	0.11	0.01	0.12	
TOTAL	0.20	0.02	0.22	90%



WATER SHED  
PLAN

# AMERICAN BANK CENTER NEW PARKING LOT

## PROJECT TEAM

**GT ARCHITECTURE**  
401 WEST VILLARD STREET SUITE 206  
DICKINSON, NORTH DAKOTA 58601  
TELEPHONE: 701-483-8434  
WWW.GTARCHITECTURE.COM

**BKBM ENGINEERS**  
104 3RD AVE NW SUITE 304  
MANDAN, NORTH DAKOTA 58554  
TELEPHONE: 701-220-8450  
WWW.BKBM.COM

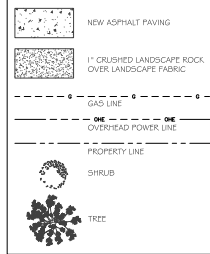
## ARCHITECT

## CIVIL

## DRAWING INDEX

A100 LANDSCAPE PLAN  
C1.0 WATER SHED PLAN

## LEGEND:

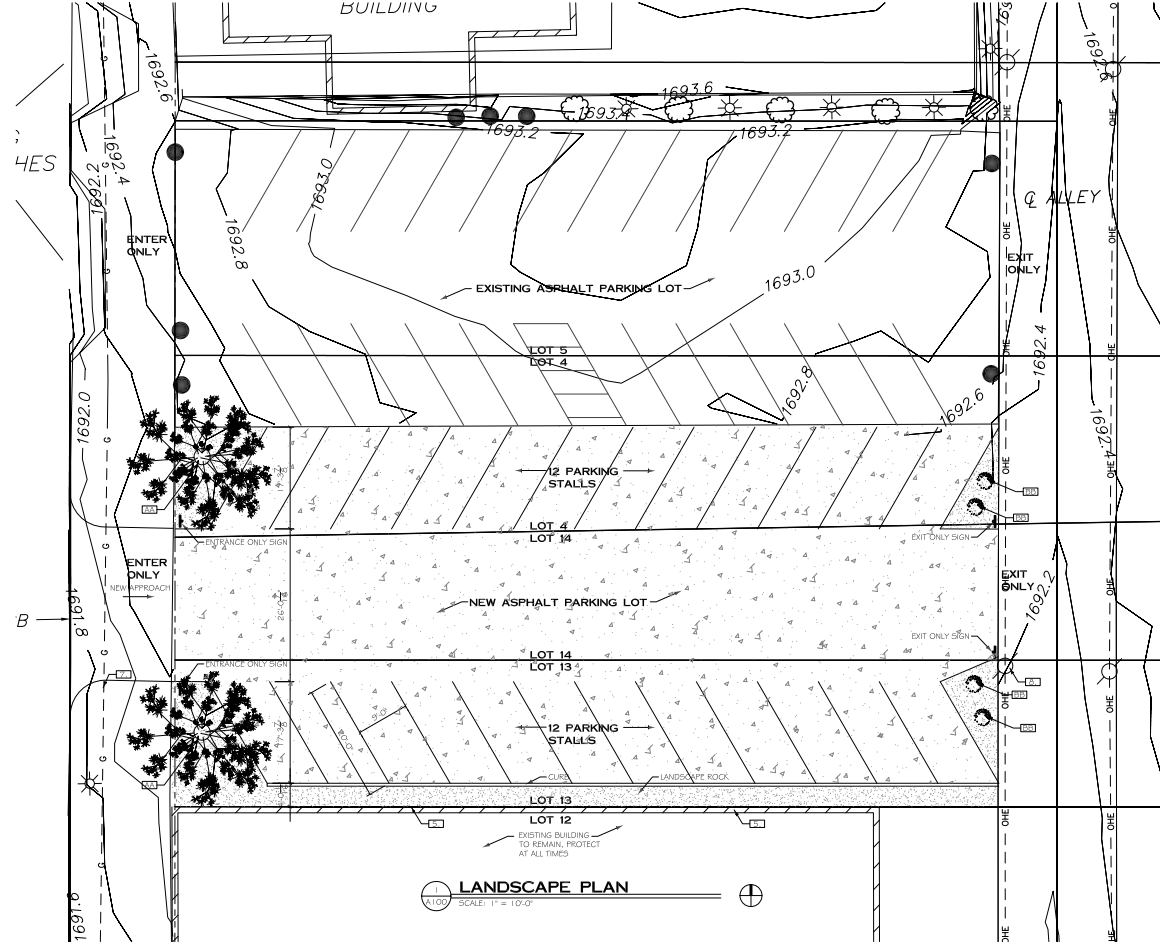


## CALL BEFORE YOU DIG

NORTH DAKOTA  
UTILITIES UNDERGROUND LOCATION SERVICE  
1-800-795-0555

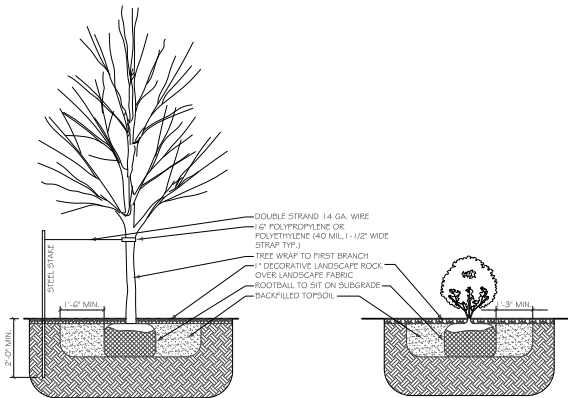
## GENERAL NOTES:

1. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. ALL LANDSCAPE PLANTINGS ARE TO BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATIVE METHODS FOR WATERING.
3. FURNISH WRITTEN WARRANTIES THAT THE TREES ARE GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM THE DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.
5. EXISTING BUILDING TO REMAIN, PROTECT AT ALL TIMES.
6. CONTRACTOR IS TO DETERMINE THE FOUNDATION SYSTEM OF THE BUILDING TO BE DEMOLISHED ALONG THE EXISTING BUILDING AND COORDINATE WITH THE NEIGHBORING PROPERTY OWNER AND PROTECT AGAINST ANY DAMAGE TO THE NEIGHBORING PROPERTY.
7. EXISTING GAS MAIN TO REMAIN, PROTECT AT ALL TIMES.
8. EXISTING POWER POLE AND OVERHEAD POWER LINES TO REMAIN, PROTECT AT ALL TIMES.
9. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF BISMARCK AND BURDICK COUNTY. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
10. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
11. CONTRACTOR TO DEMO AND CARRY OFF WATER AND SEWER LINES FROM THE BUILDING TO BE DEMOLISHED. VERIFY DEMOLITION REQUIREMENTS WITH THE CITY OF BISMARCK.
12. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF BISMARCK. ROADWAY REPAIRS, BOLLARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF BISMARCK STANDARDS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT OF WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.



## PLANTING LIST:

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
AA	SKYLINE HONEYLOCUST	GLADSTIA TRIACANTHOS VAR. 'NIPOMO-SKYCOL'	2\" CAULIP	2
BB	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	2 GALLON	4



## TREE PLANTING

SCALE: 1/2\" = 1'-0"

## SHRUB PLANTING

SCALE: 1/2\" = 1'-0"

**GT ARCHITECTURE**  
401 WEST VILLARD STREET SUITE 206  
DICKINSON, NORTH DAKOTA 58601  
WWW.GTARCHITECTURE.COM  
PHONE: 701-483-8434

AMERICAN BANK CENTER  
NEW PARKING LOT  
BISMARCK, ND

DRAWN BY: BG

REVISIONS

DATE: 09-23-16

PROJECT NO: 27 D1 15

SHEET TITLE

LANDSCAPE PLAN

SHEET

A100



## *Community Development Department*

### MEMORANDUM

TO: Chairman Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP

DATE: October 14, 2016

RE: Preliminary Review of First Western Bank and Trust Layout

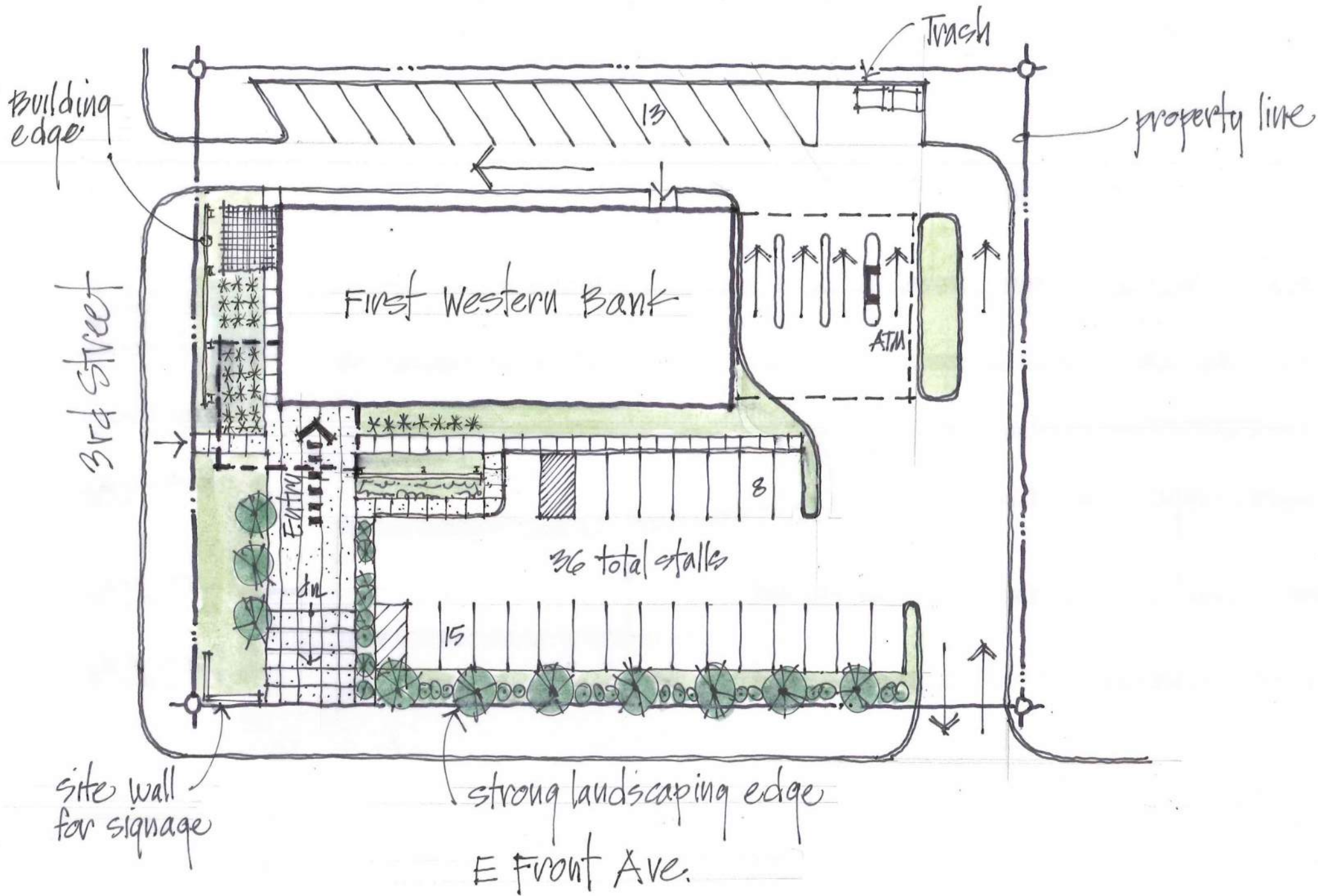
The property on 304 East Front Avenue has been purchased by First Western Bank and Trust. The building that was occupied by Reza's Pitch has been demolished, and preliminary designs have been prepared for a new 3-story building on the site for the bank.

Staff has met with the architect and reviewed initial layouts. Staff recommended to the applicant to seek preliminary opinion from the Renaissance Zone Authority on the layout before the building designs are complete and ready for final design review submission.

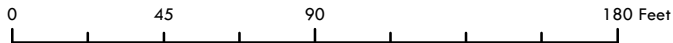
Attached is a copy of the proposed layout diagram on the site, as well as an aerial photograph with topographical contours shown. At this point, the applicant requests guidance on the layout before proceeding to further design.



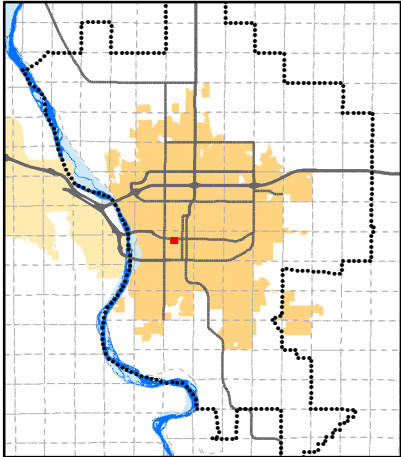








This map is for reference purpose only and is not intended as a survey or accurate representation of all map features.



## Proposed Downtown Design Review Procedures

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### Current Applicability

Downtown design review procedures currently outlined in the City of Bismarck Zoning Ordinance apply broadly to all development within the Downtown Core and Downtown Fringe zoning districts.

From Title 14-04-21.1 and 14-04-21.2:

*"4. Design Standards. All development within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] is subject to the following design standards:*

*\* \* \* \* \**

*b. Review and Approval. All new buildings, building additions, facade alterations (both structural and non-structural), demolition of existing buildings, signage, streetscape installation or modification, fences, lighting and improvements within the public right-of-way within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] shall be subject to the City's downtown design review procedures and guidelines established in the Downtown Design Guidelines document and must be approved prior to issuance of any permits. The City's Renaissance Zone Authority is authorized to act as the Downtown Design Review Committee and shall review project applications for conformance with the Downtown Design Guidelines. After review, the Renaissance Zone Authority may approve an application, deny the application or ask for project modification before approval. A decision by the Renaissance Zone Authority, acting as the Downtown Design Review Committee regarding the application of the design guidelines, may be appealed to the Board of City Commissioners pursuant to the process outlined in Section 14-06-03(3) of the City Code of Ordinances (Appeal to the Board of City Commissioners)."*

### Threshold Examples

Cities that practice downtown design review typically only require a full review from the Downtown Design Committee for projects that are above a certain threshold, allowing administrative review or no review for projects that have a lesser impact. The primary concern is the time required for review, and the level of compliance with the requirements.

- Boulder, CO – Only applies to “more complex” alterations to historic buildings or exterior improvements of \$25K or more. Or any encroachments into the pedestrian mall.
- Fargo, ND (Historic districts) – Exterior renovations that require a building permit are reviewed administratively. All new construction, demolitions, or non-compliant renovations are reviewed by the committee.
- Seattle, WA – Only applies to new construction of commercial buildings (50K or 20K SF or greater depending on zone) or residential buildings (20+ units).
- Knoxville, TN – Major building alterations facing public street, new construction, and demolitions receive full review. Signs, minor modifications and replacements are reviewed administratively.

- Grand Forks, ND – All new construction or exterior building renovations that require a building permit require full review. In practice, some discretion is exercised for improvements that are not visible. Grand Forks is also reviewing their procedures.

### Suggested Tiers of Review

Staff proposes a series of tiers between minor and major alterations, which would allow a streamlined review in certain situations and a more rigorous review in others in proportion to the expected impact of the development.

The procedures could be included in the beginning of the Downtown Design Guidelines.

1. Exterior Maintenance and Repair – Includes refurbishing, repainting (similar color and texture), repair or replacement of the roof, and in-kind replacement of damaged equipment or materials. The building and/or site retain both the function and appearance originally intended.
2. Minor Exterior Alteration, Signage, and Demolitions – Includes replacement or alteration of finish building treatments, such as windows, doors and awnings. Repainting or alterations of façade that are visible from the public street, but do not alter the overall appearance and character of the building. Includes all signage, whether new or altered. Includes all partial or complete demolitions, if no replacement is proposed.
3. Minor Public Improvement – Includes the replacement or installation of one streetscape element such as a street tree, light, bench, fences or walls, outdoor seating area, or bike rack, whether on the public right-of-way or private property. Includes street, sidewalk, or gutter maintenance, or addition or one new street access/curb cut.
4. Major Exterior Alteration – Includes the demolition and replacement of more than 25 percent of the surface area of the façade and/or buildings treatments, such as windows, doors, and awnings, or any addition to the building's floor area that is visible from any public street or space.
5. New Construction – The construction of an entire building or structure, or any development or installation that requires a site plan review.
6. Major Public Improvement – Includes major improvements to or new construction of streets, sidewalks, streetscape elements, and public spaces or buildings conducted or approved by any governmental entity or public utility that significantly alter the appearance or function of the public space.

Type	Review	Process
<b>Exterior Maintenance and Repair</b>	None	None
<b>Minor Exterior Alteration, Signage, and Demolitions<sup>1</sup></b>	Administrative Approval	Director of Community Development makes determination based on Downtown Design Guidelines and other code requirements. Decision may be appealed to Renaissance Zone Authority.
<b>Minor Public Improvement</b>	Administrative Approval	City Engineer and/or Director of Community Development makes

<sup>1</sup> Most demolitions in the downtown also require a Special Use Permit from the Planning and Zoning Commission.



		determination based on Downtown Design Guidelines and other code requirements. Decision may be appealed to Renaissance Zone Authority.
<b>Major Exterior Alteration</b>	Downtown Design Review	Submitted for review by Renaissance Zone Authority, per Title 14-04-21.1 and 14-04-21.2. Decision may be appealed to City Commission.
<b>New Construction</b>	Downtown Design Review	Submitted for review by Renaissance Zone Authority, per Title 14-04-21.1 and 14-04-21.2. Decision may be appealed to City Commission.
<b>Major Public Improvements</b>	Downtown Design Review	Submitted for review by Renaissance Zone Authority, per Title 14-04-21.1 and 14-04-21.2. Decision may be appealed to City Commission.

### Suggested Zoning Ordinance Text Amendment

If the Renaissance Zone Authority chooses to delegate their design review responsibilities for certain projects, the zoning ordinance should be amended to allow this. This would require a public hearing with the Planning and Zoning Commission, and approval from the City Commission. The following language would allow the Renaissance Zone Authority to delegate while remaining flexible concerning exactly how it should be arranged.

*"4. Design Standards. All **Certain** development within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] is subject to the following design standards:*

*\* \* \* \* \**

*b. Review and Approval. All new buildings, building additions, facade alterations (both structural and non-structural), demolition of existing buildings, signage, streetscape installation or modification, fences **or walls**, **exterior** lighting and improvements within the public right-of-way within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] shall be subject to the City's downtown design review procedures and guidelines established in the Downtown Design Guidelines document and must be approved prior to issuance of any permits. The City's Renaissance Zone Authority is authorized to act as the Downtown Design Review Committee and shall review project applications for conformance with the Downtown Design Guidelines **or delegate said approval to technical advisors or city staff subject to established procedures**. After review, the Renaissance Zone Authority, **or any delegates**, may approve an application, deny the application or ask for project modification before approval. A decision by the Renaissance Zone Authority, acting as the Downtown Design Review Committee regarding the application of the design guidelines, may be appealed to the Board of City Commissioners pursuant to the process outlined in Section 14-06-03(3) of the City Code of Ordinances (Appeal to the Board of City Commissioners)."*



*Community Development Department*

**MEMORANDUM**

TO: Chairman Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP

DATE: October 14, 2016

RE: Clarification of CORE Guidelines for Previously-Funded Properties

During the September 20, 2016 Renaissance Zone Authority meeting, Chairman Walth requested from staff proposed guidelines for the use of the CORE Incentive Grant Program if funds have previously been award for the property.

The following draft amendments to the approved 2013 CORE guidelines are presented for your review.



## **Sidewalk Subsurface Infill Grant Program**

1. **Purpose:** The purpose of this program is to eliminate the existence of hollow basements under the public sidewalks and within the public right-of-way. The intent of this program is to incorporate the subsurface infill project as part of an overall improvement project to the adjacent property owner's building.
2. **Applicability:** Downtown standards for sidewalks will be incorporated into each project. Funds from the Tax Increment Fund (TIF) will be used for all work within the public right-of-way, including excavation, compaction, fill and new sidewalk construction. Any utility service lines or connections, building foundations or any other building projections or protrusions into the public right-of-way will be the responsibility of the applicant.
3. **General Requirements:** The subject property must be located within the Tax Increment Finance District. Property owners seeking assistance from the Sidewalk Subsurface Infill program will provide three written bids. Three written bids/estimates from licensed and bonded contractors eligible to work within the public right-of-way must be obtained by the applicant and submitted with an application request for assistance. The estimates must generally be comparable and address similar aspects of the project in order to have a reasonable comparison of the scope of work to be performed. Upon identifying the lowest estimate/bid, the property owner may apply to the Renaissance Zone Authority for approval of a project. Once approved by the Renaissance Zone Authority and the Board of City Commissioners a signed agreement between all involved parties will be required. If removal of the water and/or sewer line(s) is required by the project, the City of Bismarck will cover fifty percent (50%) of the cost of the reconnection fee, the applicant would be required to cover fifty percent (50%) of the reconnection fee incurred. Properties that are exempt from general property taxes are not eligible to apply for assistance from this program.
4. **Process:** The property owner may apply to the Renaissance Zone Authority for approval of a project. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City Commissioners based on the findings contained in the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant's request is approved by the Board of City Commissioners he/she may instruct the contractor to begin work on the project. The applicant will be responsible for all applicable bills and invoices associated with the project within the private property of the subject property. The City of Bismarck will be responsible for applicable bills and invoices associated with the project within the public

right-of-way. The work performed will be inspected by City staff to ensure appropriate methods of construction were used. The City of Bismarck will remit payment to the contractor for the work performed and completed on that part of the project. The property owner will be responsible for paying any portion of the work within the right-of-way that has been determined to be a private expense located within the public right-of-way and affiliated with the project.

5. **Grant Limits:** The grant limits will be considered on a case-by-case basis based on the estimates and scope of work to be performed.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

1. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:
  - a. Any building or parcel for which a CORE Sidewalk Subsurface Infill grant has been awarded is ineligible for another CORE Sidewalk Subsurface Infill grant, regardless of the ownership of the property.
  - b. CORE Sidewalk Subsurface Infill grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant investment for the other funding program is not used to meet the required applicant investment for the CORE Sidewalk Subsurface Infill grant.

## **Technical Assistance Bank Grant Program**

2. **Purpose:** The purpose of this program is to provide monetary assistance for professional technical services during the preliminary and design phases of projects that involve structural assessment, assessment of suitability for rehabilitation and assessment of mechanical or electrical systems. This program is not intended to provide assistance for projects that mainly consist of remodeling, resurfacing or updating a property.
3. **Applicability:** The program is available to current or potential building owners, tenants, developers or other entities interested in projects that will promote or improve the downtown area in accordance with the Central Business District Plan.
4. **General Requirements:** The subject property must be located within the Tax Increment District (TIF). The projects must support the Central Business District Plan (1993), the Streetscape Guidelines for Downtown Bismarck (1995), **the Downtown Bismarck Subarea Study (2013)**, any subsequent updates or revisions and the applicable design regulations of the DC-Downtown Core and DF-Downtown Fringe zoning districts for which the property is located within. All work shall be preliminary in scope. Construction work is not eligible for Technical Assistance Bank funds. Properties that are exempt from general property taxes are not eligible to apply for assistance from this program. A remodeling project is not eligible for Technical Assistance Bank funds. A project for the rehabilitation of a building which includes remodeling as a component of the project may be considered.
5. **Process:** The applicant submits an application to the Community Development Department – Planning Division requesting assistance from the Technical Assistance Bank. Planning Division staff will review the applicant’s request and provide a staff report and recommendation to the Renaissance Zone Authority. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City Commissioners based on the findings contained in the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant’s request is approved by the Board of City Commissioners he/she may instruct the architect or engineer providing professional services to begin work on the project. The applicant will be responsible for paying all applicable bills and invoices associated with the project. A request for reimbursement may be submitted to the Planning Division once the professional services have been performed and all related bills have been paid by the applicant.

6. **Grant Limits:** The current hourly rate is \$110/hour and will be evaluated on an annual basis to determine if the rate is consistent with professional architectural and engineering rates. The grant program covers façade design work and other services as delineated below under “Other Technical Services.” Each grant will require a match of funding by the applicant at the percentages listed below:

- *Façade Improvement Grants.* Façade improvement grant funds may be used to secure professional services to assist with the preliminary review and design of improvements to a building façade. The grant is limited to 30 hours of professional service at a rate of \$110/hour. The City of Bismarck will provide a grant for seventy-five percent (75%). Applicants will provide a twenty-five percent (25%) match. The maximum grant amount is \$2,475; the applicant’s responsibility would be \$825 for a total project amount of \$3,300.
- *Other Technical Services Grants.* The grant is limited to 70 hours of professional service at a rate of \$110/hour. The City of Bismarck will provide a grant for seventy-five percent (75%). Applicants will provide a twenty-five percent (25%) match. The maximum grant amount is \$5,775; the applicant’s responsibility would be \$1,925 for a total project amount of \$7,700.

Services which may qualify for façade improvement grant money or other technical service grants include, but are not limited to:

- Feasibility studies
- Preliminary development review assistance
- Preliminary building condition assessment studies – structural, mechanical, electrical, bacterial etc.
- Renovation versus restoration options
- Renovation for reuse studies
- Preliminary cost estimates
- Code analysis
- Landscape improvements
- Graphic design

7. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:

- a. Any building or parcel for which CORE Technical Assistance Bank funds have been awarded within the last two (2) years is ineligible for another CORE Technical Assistance Bank grant, regardless of the ownership of the property.
- b. CORE Technical Assistance Bank grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant

investment for the other funding program is not used to meet the required applicant investment for this CORE Technical Assistance Bank grant.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

## **Façade Incentive Grant Program**

1. **Purpose:** The purpose of this program is to promote exterior maintenance, rehabilitation and exterior improvements of commercial buildings in order to enhance the overall appearance, quality and vitality of downtown Bismarck.
2. **Applicability:** The program is available to current or potential building owners, tenants, developers or other entities interested in projects that will promote or improve the downtown area in accordance with the Central Business District Plan.
3. **General Requirements:** The subject property must be located within the Tax Increment Finance District (TIF). The projects must support the Central Business District Plan (1993), the Streetscape Guidelines for Downtown Bismarck (1995), the Downtown Bismarck Subarea Study (2013), any subsequent updates or revisions and the applicable design regulations of the DC-Downtown Core and DF-Downtown Fringe zoning districts. Three written estimates must be obtained by the applicant and submitted with an application request for assistance. The estimates must generally be comparable and address similar aspects of the project in order to have a reasonable comparison of the scope of work to be performed. If the applicant prefers to work with a contractor whose estimate is not the lowest, the maximum grant amount would be based on the lowest estimate provided of a comparable project. For buildings located on a corner lot or a building with multiple facades adjacent to a public street, consideration will be given to allow an increase in the total maximum grant on a case-by-case basis, provided improvements are planned for all façades adjacent to a public street and the proposal satisfies the intent of the applicable zoning district regulations. A primary and secondary façade must be identified and grant amounts would be tiered accordingly. The grant amount available would be discretionary and up to double the amount available for one façade. Rehabilitation projects must address every story of the building façade, all signs of blight, deterioration and any portion of the façade that demonstrates a poor visual appearance, non-period appropriate building materials or renovations, and previous modifications that may compromise the historic integrity of historically significant properties. Properties that are exempt from general property taxes are not eligible to apply for assistance from this program.
4. **Process:** The applicant submits an application to the Community Development Department – Planning Division requesting assistance from the Façade Grant program. Planning Division staff will review the applicant’s request and provide a staff report and recommendation to the Renaissance Zone Authority. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City Commissioners based on the findings contained in



the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant's request is approved by the Board of City Commissioners he/she may instruct the contractor to begin work on the project. The applicant will be responsible for all applicable bills and invoices associated with the project. A request for reimbursement may be submitted by the applicant to the Planning Division at the completion of a project and payment of any related bills or invoices.

5. **Grant Limit:** Façade improvement grant funds are limited to fifty percent (50%) of the total project cost up to \$30,000 (\$60,000 total project costs). If a building lies on a corner lot, with two facades, the maximum grant amount would be \$60,000 (\$120,000 total project cost). Applicants shall provide a fifty percent (50%) match for all applicable improvements.
6. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:
  - a. Any building or parcel for which CORE Façade Incentive Grant Program funds have been awarded within the last five (5) years is ineligible for another CORE Façade Incentive grant, regardless of the ownership of the property. If funds had previously been awarded, no building elements (e.g. window replacements) that were previously funded may be included in an additional grant.
  - b. The CORE Façade Incentive Grant Program may not be combined with the Renaissance Zone program. Any building or parcel for which Renaissance Zone funding has been awarded is not eligible for CORE Façade Incentive grant funds during the five-year tax exemption period for the project.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

## **Housing Incentive Grant Program**

1. **Purpose:** The purpose of this program is to increase the residency rate and tax base in the downtown area by encouraging the creation of new or substantially rehabilitated housing units within the Tax Increment Finance District (TIF).
2. **Applicability:** The program is available to current or potential building owners, developers or other entities interested in projects that will promote or improve the residency rate and market-rate housing opportunities in the downtown area in accordance with the Central Business District Plan.
3. **General Requirements:** The subject property must be located within the Tax Increment Finance District (TIF). The project must support the Central Business District Plan (1993), the Streetscape Guidelines for Downtown Bismarck (1995), the Downtown Bismarck Subarea Study (2013), any subsequent updates or revisions and the applicable zoning regulations for which the property is located within. The following criteria must be met:
  - a. Substantial rehabilitation of existing housing and apartment units; including but not limited to, mechanical, electrical, plumbing and HVAC systems, exterior improvements including but not limited to, windows, roofing, exterior siding; interior improvements including but not limited to, flooring, cabinets, fixtures and other capital improvements tied to the living units.
  - b. Creation of new housing units that address the housing goals of the Urban Renewal Plan.
  - c. The minimum investment level is \$20,000 per household/apartment.
  - d. The property must be owner-occupied, rental property or property intended for sale.
  - e. The program is not available for projects tied to state or federal programs that require below market rents or sale prices.
  - f. Each unit/house must meet current building and zoning code regulations listed in Title 4 – Building Regulations and Title 14 – Zoning, of the City Code of Ordinances.Properties that are exempt from general property taxes are not eligible to apply for assistance from this program.
4. **Process:** The applicant must submit an application with supporting plans and information along with three written contractor bids/estimates for the work proposed to the Community Development Department – Planning Division requesting assistance from the Housing Incentive Grant Program. Planning Division staff will review the applicant’s request and provide a staff report and recommendation to the Renaissance Zone Authority. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City

Commissioners based on the findings contained in the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant's request is approved by the Board of City Commissioners he/she may begin work on the project. The applicant will be responsible for all applicable bills and invoices associated with the project. A request for reimbursement may be submitted to the Planning Division at the 50% completion level and 100% completion level of a project.

5. **Grant Limit:** The grant limit is based upon capital improvements to the property only. Capital improvements include, but are not limited to improvements tied to the building. Typical capital improvements include, exterior improvements such as windows, doors, roofing and siding, HVAC, electrical and plumbing systems; flooring and wall treatments would be eligible when part of a demolition and rehabilitation project only. General maintenance, appliances and fixtures would not be applicable. The maximum grant amount for single, two and three-family dwellings is 20% of the applicant's investment, up to \$70,000. The maximum grant amount for dwellings with four (4) units or more is 20% of the applicant's investment, up to \$100,000.

8. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:
- a. Any building or parcel for which a CORE Housing Incentive grant has been awarded is ineligible for another CORE Housing Incentive grant, regardless of the ownership of the property.
  - b. CORE Housing Incentive grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant investment for the other funding program is not used to meet the required applicant investment for the CORE Housing Incentive grant.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

## Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
105-B	Pure Skin, LLC	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
005-B	John & Barbara Grinsteiner	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
008-B	Northland Financial	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
006-B	Woodmansee's	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
050-B	Starion Financial	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
009-B	Bertsch Properties LLC	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
013-B	AW Enterprises	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
007-B	Bertsch Properties LLC	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
010-B	Lee Enterprises Inc.	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
017-B	Zorells Jewelry Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
019-B	CCC Properties, LLP	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
021-B	Foot Care Associates PC	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
011-B	PJCM Partners, LLP	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
016-B	Pirogue Grille, Inc.	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
023-B	Duemelands Properties, LLLP	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
027-B	Gem Group LLC	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
029-B	Bismarck MSA dba Verizon Wireless	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
032-B	American Legal Services PC	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
033-B	Internet Design & Consulting	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
022-B	Dentyne, Inc. (Bakke & Roller)	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
035-B	Retirement Consulting LLC	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
024-B	Duemelands Properties, LLLP	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
026-B	River Q, LLC	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
034-B	Larson Latham Heuttel LLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
001-B	George T. Duemeland Revocable Trust	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
030-B	Main Avenue Properties, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
014-B	Daryl Rosenau & Clarence Sayler	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
038-B	Melvie Financial Planning	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
039-B	Westgard Financial Services	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
025-B	Makoché Media, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
003-B	Civic Square Development LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
031-B	Dakota Office Building, LLC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
040-B	Rainmaker Gusto Ventures, LLC	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
036-B	Jason Kirchmeier & Associates	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
012-B	Mark Gartner	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
002-B	Dakota Building Partnership	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
004-B	Duemelands Commercial LLLP	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
041-B	The Rainmaker Group, Inc.	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
048-B	FV Restaurant, Inc.	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
020-B	American Bank Center	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
052-B	Mark Benesh & Associates/Prudential	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
049-B	T. Casey Cashman	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
057-B	Jim Poolman Consulting, Inc.	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00

## Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
053-B	CIG Investments, LLP	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
015-B	J & L Development, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
063-B	Scott K. Porsborg, P.C.	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
061-B	Sheldon A. Smith, P.C.	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
062-B	Randall J. Bakke, P.C.	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
077-B	Aimee C. Reidy	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
069-B	Jimmy John's	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
066-B	Kranzler Kingsley Communications, LTD	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
067-B	IRET Properties, LP	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
068-B	J & J Smith Property Management, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
071-B	JS Bridal, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
076-B	Spaces, Inc.	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
072-B	Toasted Frog West, LLC	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
054-B	RC Properties, LLLP	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
074-B	Magi-Touch Carpet & Furniture, Inc	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
073-B	A.L. Brend, DDS	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
092-B	Obermiller Nelson Engineering	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
060-B	SRSSM Partnership	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
083-B	JLB-BIS, Inc.	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
091-B	Bread Poets Baking Company, LLC	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
096-B	Faass Lavidia, LLC	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
075-B	American Bank Center	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
110-B	Gulch Holdings II, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
090-B	Kenneth Clark and Dave Clark	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
100-B	Langan Engineering & Environmental	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
088-B	Pine Petroleum, Inc.	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,00	10/15/12	\$3,046,296	10.00
089-B	Pine Oil Company	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
109-B	William F. Cleary	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
095-B	Hump Back Sally's, LLC	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
115-B	Rick and Lori Lee	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
081-B	Gulch II, LLC (fka HST, LLC)	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
108-B	George Yineman dba Bismarck Realty Co.	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
098-B	Skjonsby Unlimited, Inc.	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
113-B	Leon 'Curly' Schoch	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
112-B	Terra Nomad, LLC	100 West Broadway	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
042-B	Capital Holdings, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
101-B	Kadlec Enterprises, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
107-B	Lucky Ducks ND, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Compay, LLC	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00

## Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
087-B	Pine Enterprises, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00
114-B	The Barber's Wife, LLC	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
018-B	Petals and More	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
116-B	Kevin D. Reisenauer	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
051-B	David Bliss, LLC	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
104-B	CC's Physical Therapy, LLC	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
043-B	Kinselco, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
082-B	Daymarck, LLC	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
093-B	LBMA BMK (dba Drunken Noodle)	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
079-B	Sheridan House Bed & Breakfast	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
099-B	Arikota, LP	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
094-B	Redland, LLC	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
111-B	Juniper, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
055-B	Blarney Stone Pub, LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/04	N/A	3.00
028-B	Heartland Mortgage Company	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
046-B	Westley's Inc.	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
044-B	Rick & Theresa Keimele	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
056-B	Cavalier Homes, Inc.	100 West Broadway Avenue	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
065-B	Suzanne M. Schweigert, P.C.	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
097-B	J&G, Inc dba Red Wing Shoes	315 East Broadway Avenue	Lease	Approved	3/27/15	N/A	Pending	Pending	Pending
102-B	Fireflour, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
103-B	Norma Apartments, LLP	100 West Broadway Avenue	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
106-B	Broadway Centre Salon & Spa, Inc.	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
080-B	Pine Properties, LLC	100 West Broadway Avenue	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
078-B	Loran L Galpin	100 West Broadway Avenue	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Approved	4/25/16	\$140,000	Pending	Pending	Pending
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	2/11/16	\$100,000	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Approved	7/20/16	\$600,000	Pending	Pending	Pending
					<b>Total</b>	<b>\$67,692,866</b>		<b>\$52,536,392</b>	<b>458.25</b>

**CORE Incentive Grant Program**

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
001-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
002-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
003-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
004-07	Janet Pinks	206 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$116,461.14	\$20,232.83	2/28/2009	\$19,153.05
005-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
006-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
007-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
008-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
009-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
010-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
011-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
012-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
013-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
014-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
015-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
016-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
017-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
018-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
019-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
020-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
021-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
022-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
023-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
024-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
025-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
026-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
027-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
028-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
029-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2008	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
030-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
031-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
032-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
033-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
034-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
035-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
036-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
037-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
038-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
039-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
040-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
041-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
042-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
043-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
044-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
045-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013	Pending	\$8,250.00	Pending	Pending
046-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2013	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
047-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
048-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
048-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
049-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
050-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00
051-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
052-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed		7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
053-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed		8/21/2014	8/28/2014	\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
054-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed		8/19/2014	8/26/2014	\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00
055-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed		11/18/2014	11/25/2014	\$55,325.00	\$60,000.00	2/3/2016	\$60,000.00

# **CORE Incentive Grant Program**

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
056-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed		3/17/2015	3/24/2015	\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
057-15	NodMor, LLC	124 North 4th Street	Technical Assistance	Approved		3/17/2015	3/24/2015	Pending	\$8,250.00	Pending	Pending
058-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Approved		4/30/2015	5/15/2015	Pending	\$8,250.00	Pending	Pending
059-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved		5/19/2015	5/26/2015	Pending	\$2,475.00	Pending	Pending
060-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
061-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
062-15	Los Lunas Mexican Restaurant	108 North Mandan Street	Façade	Denied		12/15/2015	N/A	N/A	N/A	N/A	N/A
063-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$2,475.00	Pending	Pending
064-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$8,250.00	Pending	Pending